



5 INFRASTRUCTURE & PUBLIC SERVICES

As an already developed area in Belmont, the Village already has much of the infrastructure needed to provide public utilities and services. However, Belmont Village will experience substantial residential and commercial growth by 2035, the planning horizon of this Specific Plan, with intensified land uses and development that are established in the Land Use chapter. This growth must be supported by a complete network of public facilities, services, and infrastructure to support existing and new residents and businesses. Certain utilities will need to be expanded to accommodate greater flows and different patterns of use.

This chapter describes the infrastructure needed to efficiently integrate new development with the services already provided by the City of Belmont. It also describes necessary improvements to public facilities and services and establishes policies to help implement these improvements. Topics addressed include wet utilities, including water, wastewater, stormwater; solid waste disposal; electricity and natural gas; public safety services; schools; and parks, recreation, and community facilities.

5.1 WET UTILITIES

The quality and availability of public utilities like water, sewer, and stormwater systems have a substantial effect on the quality of life and sustainability of a community. This section outlines the wet infrastructure and utility needs for the Planning Area, with the goal of ensuring that wet utilities have the capacity to meet growth demands under the Specific Plan.

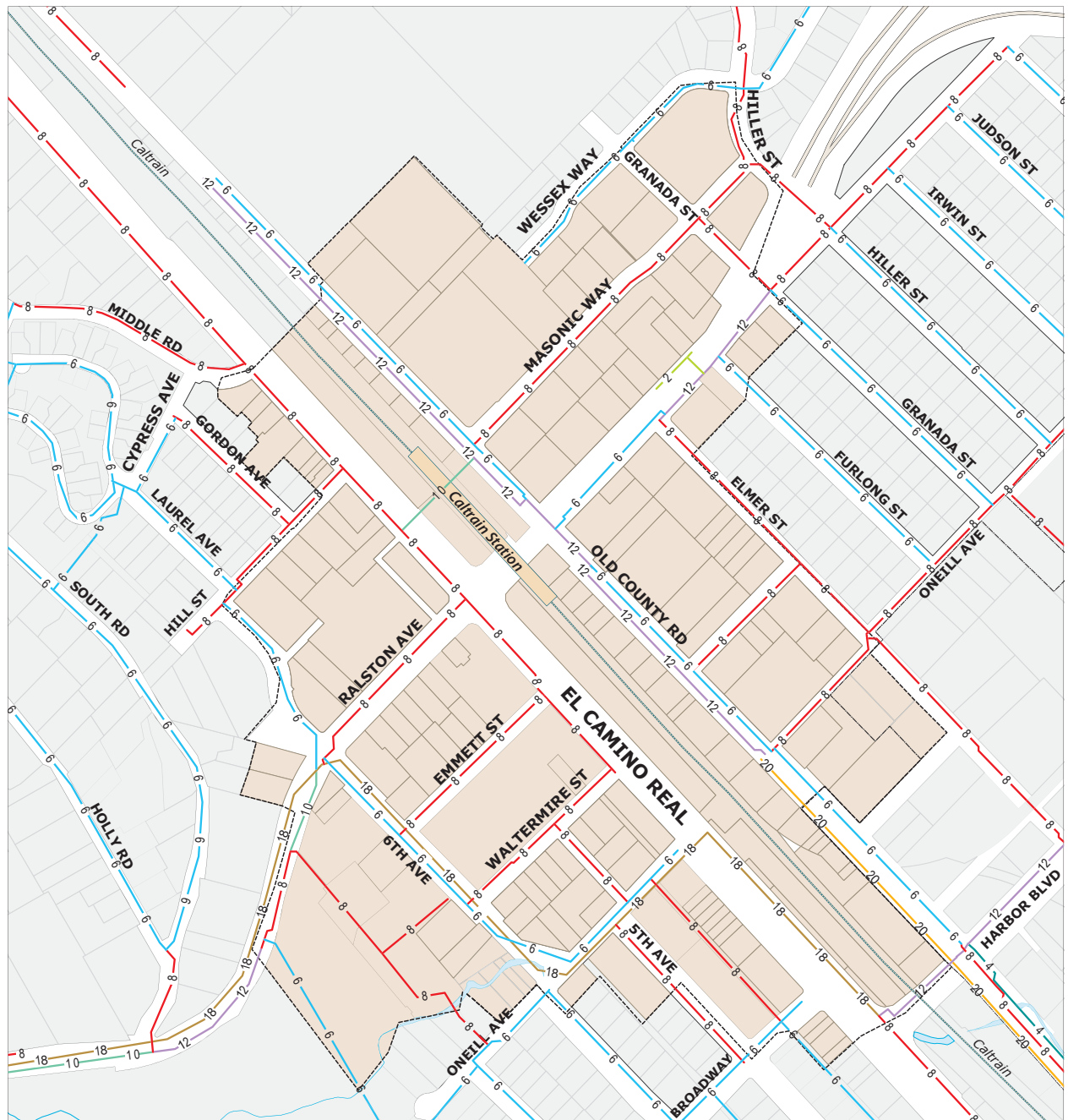
WATER

The Mid-Peninsula Water District (MPWD) provides water for the City of Belmont, including Belmont Village. Currently, the District purchases all of its water from the San Francisco Public Utilities Commission (SFPUC). Most of the water supply is drawn from the Sierra Nevada Mountains through the Hetch Hetchy Regional System, and the rest is produced by the SFPUC from its local watersheds and facilities in Alameda and San Mateo counties. None of the alternative water sources within Belmont, including surface water, groundwater, and recycled water, are currently viable or financially feasible to be developed.

MPWD operates and maintains a complex water distribution system, including nine pressure zones, 20 pumps, 11 water tanks, 13 water regulating valves, 813 fire hydrants, and 105 miles of water mains. The existing water system in the Village is shown in Figure 5-1, while planned improvements are shown in Figure 5-2.

According to the 2015 Urban Water Management Plan (UWMP), MPWD's maximum guaranteed supply, known as its maximum wholesale allocation, is 3.891 million gallons per day (mgd), or 1,420.22 million gallons (MG) per year, in accordance with its contract with the SFPUC. An Interim Supply Allocation was imposed by the SFPUC that reduces the supply to 3.71 mgd (1,354.15 MG per year) through 2018. Under existing conditions, the Planning Area generates demand for about 145,000 gallons per day (GPD) of potable water, which is expected to rise to about 261,000 GPD after implementation of the Belmont Village Specific Plan. According to the 2015 UWMP, the water supply is sufficient to meet current and projected water demands, including anticipated growth in Belmont Village, so the MPWD does not plan to increase its overall water supply. MPWD continues to focus on rigorous conservation and water system maintenance to ensure efficient water use and to prevent waste. According to MPWD, it is likely that water lines throughout the Belmont Village Specific Plan Area will require upgrades from 6-inch lines to 8-inch lines to accommodate growth in the Village over the next two decades.

FIGURE 5-1: EXISTING WATER SYSTEM



Legend

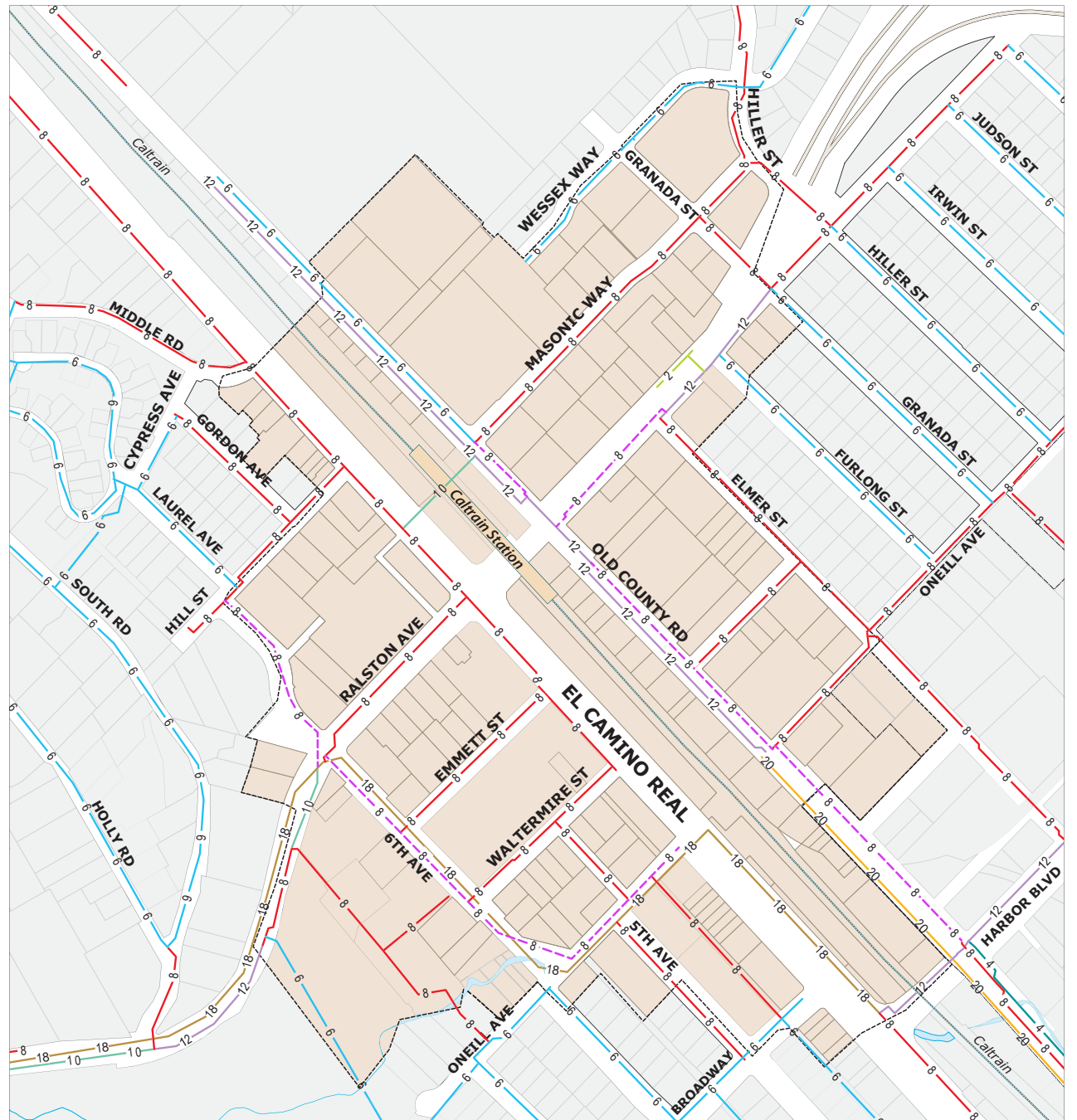
- Caltrain
- Waterways/Lakes
- Study Area Parcels
- Belmont Village
- City of Belmont
- 20 Water - 20-inch
- 18 Water - 18-inch
- 12 Water - 12-inch
- 10 Water - 10-inch
- 8 Water - 8-inch
- 6 Water - 6-inch
- 4 Water - 4-inch
- 2 Water - 2-inch



Source: City of Belmont, 2014; San Mateo County Assessor's Parcel Database, 2014

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FIGURE 5-2: PLANNED IMPROVEMENTS TO THE WATER SYSTEM



Legend

- Caltrain
- Waterways/Lakes
- Study Area Parcels
- Belmont Village
- City of Belmont

Existing

- 20 Water - 20-inch
- 18 Water - 18-inch
- 12 Water - 12-inch
- 10 Water - 10-inch
- 8 Water - 8-inch

- 6 Water - 6-inch
- 4 Water - 4-inch
- 2 Water - 2-inch

Proposed

- 8 - - - - Water - from 6- to 8-inch

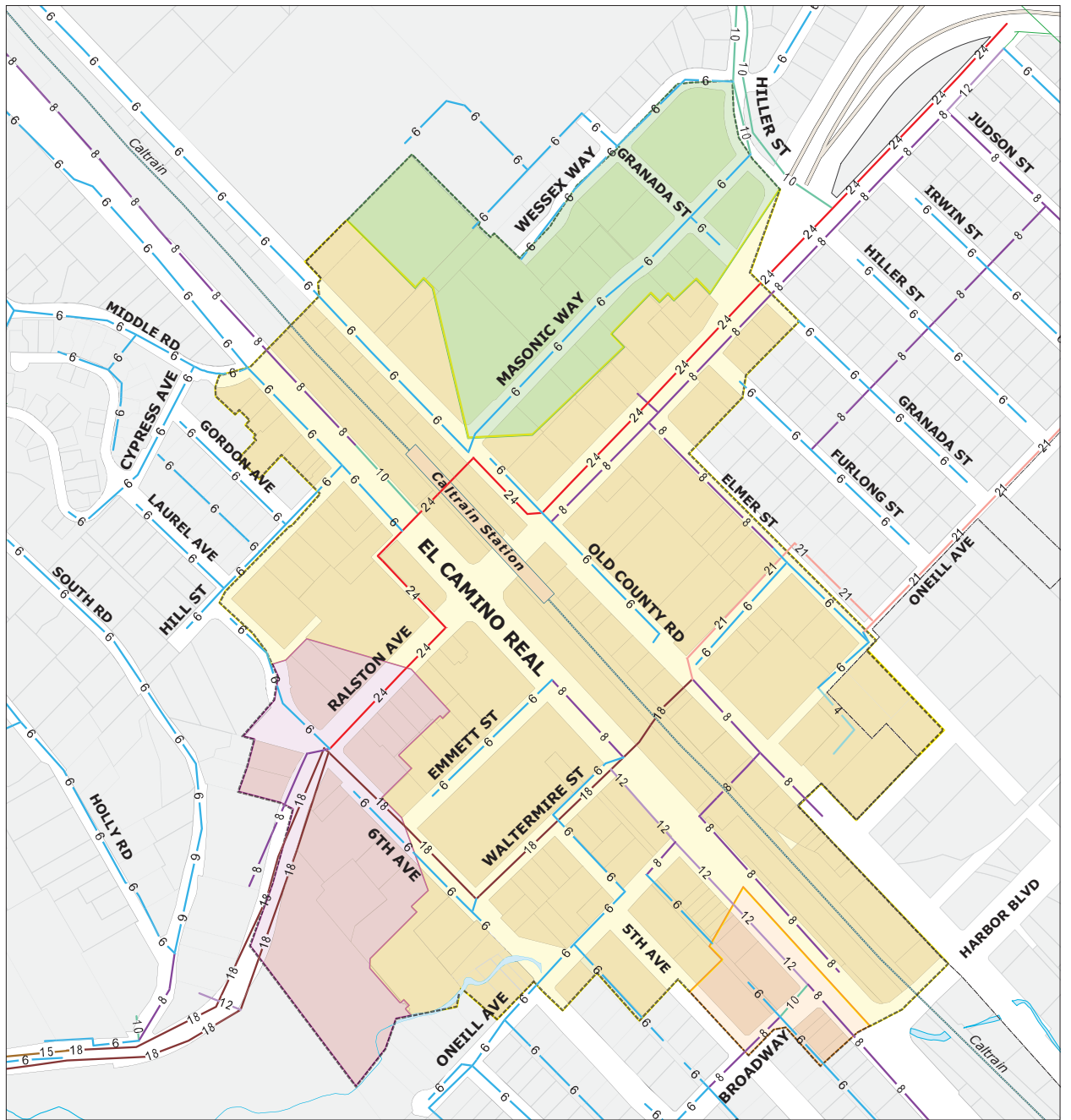


SEWER

Owned, operated, and maintained by the City of Belmont, the existing wastewater system in Belmont consists of approximately 85 miles of gravity sewer pipelines ranging in size from six to 27 inches in diameter, and five miles of force mains. Over 80 percent of the City's wastewater system is composed of 6-inch diameter vitrified clay pipe. In addition, the sewer collection system includes 11 wastewater pump stations. Figure 5-3 shows the City's existing wastewater system. Most of the wastewater generated in the City is conveyed to the Silicon Valley Clean Water (SVCW) treatment plant, which discharges the effluent to the San Francisco Bay. The SVCW treatment plant is located at Redwood Shores, and serves all its member agencies, including the West Bay Sanitary District (WBSD), City of Redwood City, City of San Carlos, and City of Belmont.

Buildout of the Plan is expected to increase flows in the Planning Area. New development in Belmont must be connected to the City's wastewater system per State law. Under existing conditions, the Planning Area generates demand for about 147,000 gallons per day (GPD) of wastewater demand, which is expected to rise to 260,000 GPD after implementation of the Belmont Village Specific Plan. Under existing conditions, Belmont Village generates demand for about 147,000 gallons per day (GPD) of wastewater demand, which is expected to rise to 260,000 GPD after implementation of the Belmont Village Specific Plan. The capacity of the existing wastewater system is adequate for accommodating the anticipated flow in average and peak dry weather flow conditions by 2030, but not for peak wet weather flow. It is estimated that approximately 5,600 feet of pipeline downstream of Belmont Village will need to be upsized in order to accommodate full buildout flow conditions, and the Shoreway Pump Station will also need to be upsized. A portion of the expected pipe projects, 1,675 feet out of the 5,600 feet of pipe, would be directly required because of the development associated with the Belmont Village Specific Plan. Planned improvements to the wastewater system in the Planning Area are depicted in Figure 5-4.

FIGURE 5-3: EXISTING WASTEWATER SYSTEM



Legend

- Caltrain
- Waterways/Lakes
- Study Area Parcels
- Sewer Basin #2
- Sewer Basin #3
- Sewer Basin #4
- Sewer Basin #5
- Belmont Village
- City of Belmont
- 24 Sewer - 24-inch
- 21 Sewer - 21-inch
- 18 Sewer - 18-inch
- 15 Sewer - 15-inch
- 12 Sewer - 12-inch
- 10 Sewer - 10-inch
- 8 Sewer - 8-inch
- 6 Sewer - 6-inch
- 4 Sewer - 4-inch

0 200 400 800
FEET

Source: City of Belmont, 2014; San Mateo County Assessor's Parcel Database, 2014

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FIGURE 5-4: PLANNED IMPROVEMENTS TO THE WASTEWATER SYSTEM



Source: HydroScience, 2017



Belmont Creek is the primary conduit for storm drainage in Belmont, and runs through the Village Planning Area.

STORM DRAINAGE

Four main drainage areas – Belmont Creek, Laurel Creek, O'Neill Slough and Island Park Belmont Creek – together collect about 80 percent of the storm runoff in the city, while the rest flows to the City of San Mateo and the City of San Carlos. Belmont Creek is the primary storm drainage conveyance of the city, conveying approximately 60 percent of the city's storm runoff, and it runs through the southern portion of Belmont Village. Open spaces, such as Twin Pines Park, assist in absorption of rainwater that would otherwise drain through Belmont Creek. Falling rain in the Planning Area is generally directed to storm drains located along Masonic Way, El Camino Real, and Sixth Avenue, as well as Belmont Creek or the culvert connecting to the creek. Flooding risks, including those related to Belmont Creek, are addressed in Chapter 6: Environmental Sustainability, Health, and Safety.

The City's storm drainage infrastructure consists of 28 miles of storm drainpipes and two storm pump stations, which are owned, operated, and maintained by the City. Shown in Figure 5-5, the existing storm drain system for Belmont Village was mostly constructed between the 1950s and 1970s. The City's 2009 Storm Drain Master Plan identified several critical improvements in Belmont Village, which will be implemented over the horizon of the Specific Plan and are shown in Figure 5-6. Between Ralston Avenue and Broadway, a segment of the pipes along El Camino Real are recommended for improvements due to the proximity to Belmont Creek and the potential for flooding and backwater from the creek. A segment on the northern portion of Hiller Street travels through the 101 interchange and discharges into the O'Neill Slough, and pipe improvements are needed along this section of Hiller Street for increased capacity. Other necessary improvements are focused on Belmont Creek, including a flap gate on El Camino Real and resizing the box culvert between Fifth Avenue and El Camino Real to increase capacity.

Municipal Regional Stormwater Permit

The City complies with the Municipal Regional Stormwater Permit (MRP), issued by the San Francisco Regional Water Quality Control Board in 2009 and reissued with revisions in November 2015, for its storm water pollution control measures. The MRP requires local agencies in San Mateo County to incorporate reduction in surface water drainage pollution runoff and establish control measures in development projects, which provide specific guidelines on design measures for runoff of pollutants of concern, source controls, stormwater treatment measures, hydromodification management, and construction site controls. To address water quality and flow-related impacts of stormwater runoff, the City also enforces National Pollutant Discharge Elimination System (NPDES) permits that are issued to entities in Belmont that have stormwater discharges, such as industrial activities and construction activities. Based on this permit requirement, new development should not adversely affect the existing storm drain system and all system deficiencies to be addressed will be on the recommendation of the City's Master Plan.

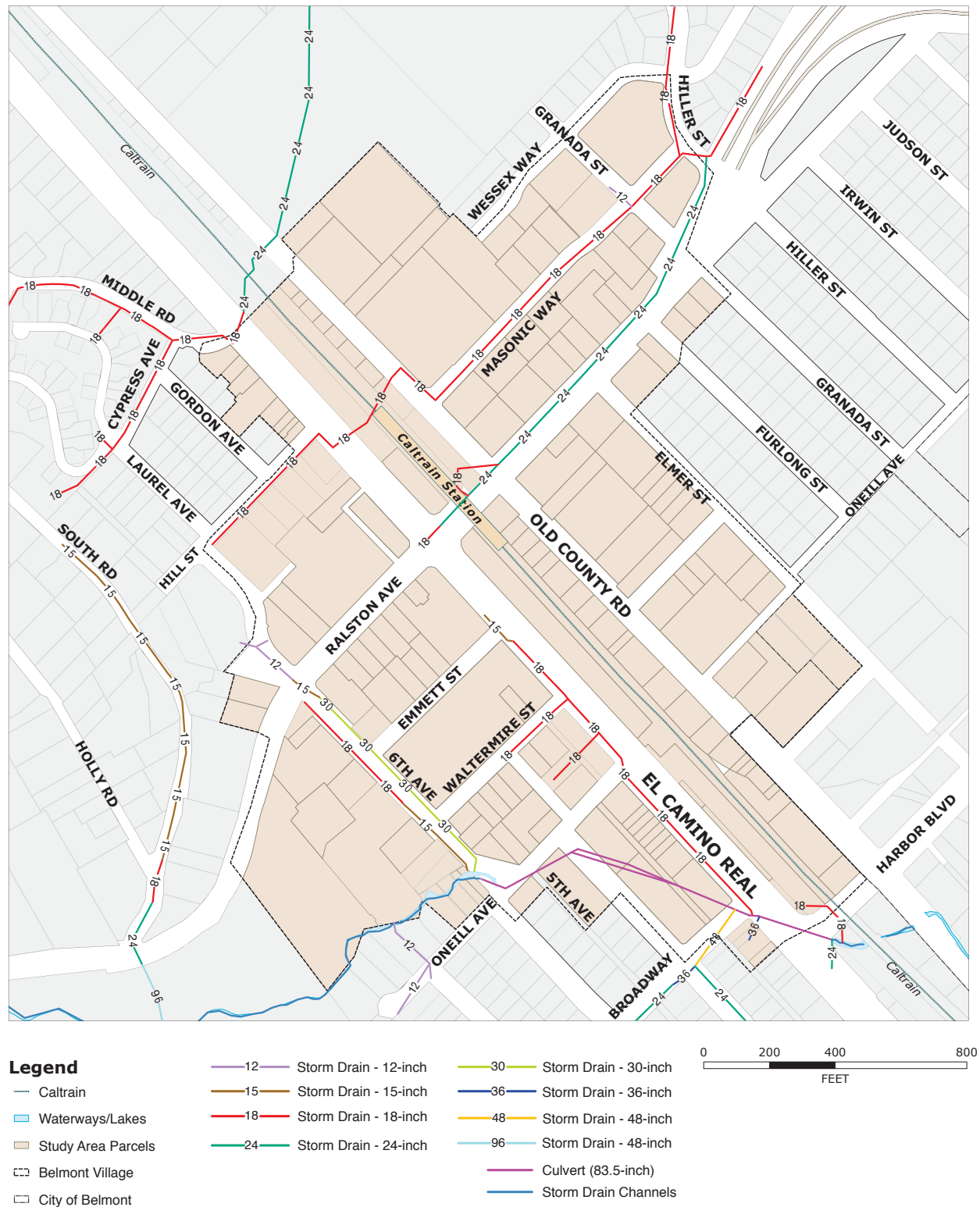
Low Impact Development

Low Impact Development (LID) technologies and designs mimic natural watershed processes by replicating pre-urban development hydrologic conditions on site. LID usually directs stormwater runoff to natural vegetated systems, such as landscaped planters, swales, and gardens that reduce, filter, or slow the runoff before it makes its way into the storm drainage system. Developments in the Planning Area will be required to employ LID techniques in order to capture and treat stormwater runoff at its source. On-site treatment reduces the amount of pollutants picked up in comparison to stormwater that drains to a central collection site. LID can be incorporated into public realm streetscape and natural or common open spaces within the community. They can be designed as drainage courses within landscaped greenways and buffers, drainage swales in roadway or parking medians or planter strips, planter boxes and vegetated curb extensions, or even as demonstration or infiltration gardens to enhance the civic and recreational quality of the Planning Area.



Bioswales and permeable paving are strategies to enhance stormwater management in urbanized areas.

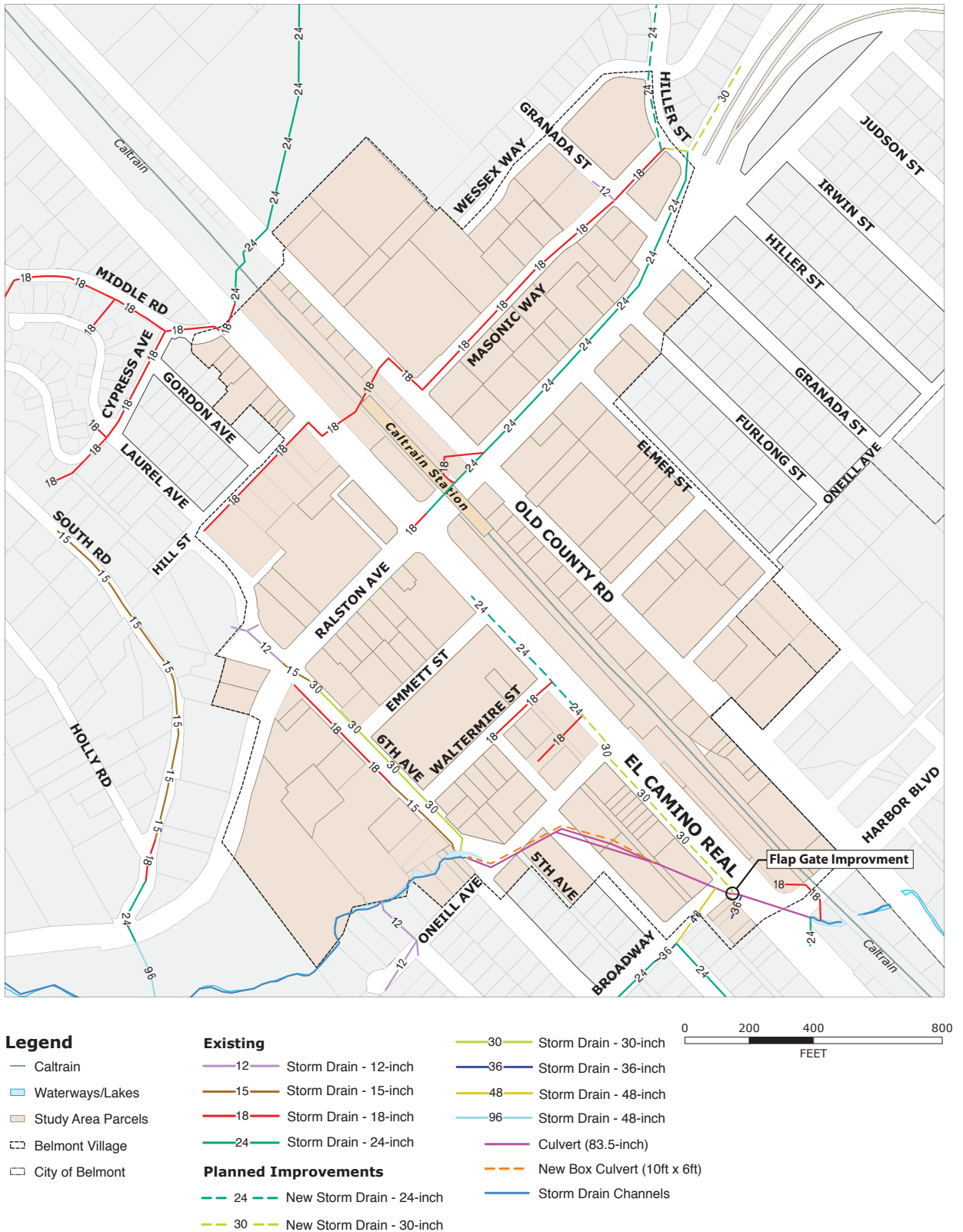
FIGURE 5-5: EXISTING STORM DRAIN SYSTEM



Source: City of Belmont, 2014; San Mateo County Assessor's Parcel Database, 2014

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FIGURE 5-6: PLANNED IMPROVEMENTS TO STORM DRAIN SYSTEM



GOALS AND POLICIES

GOAL 5.1 Continue the successful provision, maintenance, and operation of water, sewer, and stormwater infrastructure utilities in Belmont to maintain the quality of life and accommodate future growth in the Village.

Policy 5.1-1 Continue to support the Mid-Peninsula Water District in its operation and maintenance of the water system, to ensure all current and future developments have access to the water system and adequate water supply.

Policy 5.1-2 Continue to make improvements and upgrades to the wastewater system, consistent with the City's Sanitary Sewer System Capacity Analysis and the Silicon Valley Clean Water Conveyance System Master Plan.

Policy 5.1-3 Ensure that development projects in the Planning Area comply with the requirements of the Municipal Regional Stormwater NPDES Permit.

Policy 5.1-4 To reduce water consumption, encourage new development, including through the promotion of rebates, to install low-flow showerheads, faucets, and toilets; smart irrigation controllers; and drought-tolerant landscaping.

Policy 5.1-5 Design new streetscape and landscaped areas for stormwater management and the efficient use and conservation of water.

Policy 5.1-6 Continue to make improvements and upgrades to the storm drain system in accordance with the Storm Drainage Master Plan, including:

- Improvements to El Camino Real pipelines;
- Improvements to Hiller Street pipelines; and
- Improvements to Belmont Creek box culvert and flap gate.

- Policy 5.1-7** Require development in the Belmont Village Planning Area to include low impact development features to reduce stormwater pollutant loads and increase on-site infiltration.
- Policy 5.1-8** Design creekside open space improvements to enhance flood control and to reduce flooding within the public right-of-way and near open space amenities.

5.2 SOLID WASTE DISPOSAL



Recology of San Mateo services the Belmont community.

The City of Belmont is a member of the South Bay Waste Management Authority, which is also known as Rethink Waste. Waste collection, waste reduction, recycling, and composting services are provided in Belmont by Recology of San Mateo County, under a franchise agreement with the City of Belmont. Recology collects residential and commercial solid waste, including recyclable and organic materials, and processes and ships the waste at Rethink Waste's Shoreway Environmental Center, a regional recycling and transfer station. Household hazardous waste pickup service is provided by Rethink Waste, and disposal of small amounts of hazardous waste from businesses is provided by San Mateo County. Meeting the collection, transfer, recycling, and disposal needs of the projected population of the Village over the planning horizon is not expected to be an issue.

GOALS AND POLICIES

GOAL 5.2 Continue to provide adequate solid waste services for the collection, transfer, recycling, and disposal of refuse.

- Policy 5.2-1** Require all development to participate in all recycling, hazardous waste reduction, and solid waste diversion programs in effect at the time of issuance of building permits.
- Policy 5.2-2** Require recycling and composting opportunities in all new multifamily and non-residential development.
- Policy 5.2-3** Require residents and businesses in the Village to recycle, and provide staff or contractors to verify compliance.
- Policy 5.2-4** Encourage residents and businesses in the Village to compost their organic waste, and mandate a citywide ban on organics from landfills if adopted.
- Policy 5.2-5** Require new development to comply with any citywide sustainable purchasing policy.

5.3 NATURAL GAS, ELECTRICITY, AND TELECOMMUNICATIONS

NATURAL GAS AND ELECTRICITY

Pacific Gas & Electric (PG&E) provides natural gas and electric services to Belmont homes and businesses. One of the utility company's main natural gas transmission pipelines and the main electric transmission line serving Belmont run under Old County Road within the Village. PG&E maintains and upgrades the electric and gas infrastructure in Belmont.

In early 2016, the City of Belmont joined a Joint Powers Agreement to create a Community Choice Aggregation program in San Mateo County, known as the Peninsula Clean Energy Authority, to provide greater choice between electricity providers. Beginning in October 2016, this Authority now buys or develops power on behalf of electricity users in San Mateo County, with the electricity distributed and delivered over the existing electricity lines by PG&E. All of the residential, commercial, and governmental users in Belmont, including in the Village, will be part of the Peninsula Clean Energy Authority unless they choose to opt out. The availability of electricity and gas services is not expected to become an issue during the Specific Plan planning horizon, since all of the future development will be located within urban infill areas close to existing development.

Undergrounding existing overhead utilities along Old County Road is a project currently being implemented by the City of Belmont, which will improve the visual environment and enhance safety in the eastern half of the Village.

TELECOMMUNICATIONS

The City of Belmont recognizes the importance of telecommunications infrastructure as part of a positive business climate, successful economic development strategy, and high quality of life. The Belmont Village PDA Specific Plan recognizes the importance of advanced telecommunications infrastructure, including fiber optic networks, and supports its implementation in the Village.

GOALS AND POLICIES

GOAL 5.3 Continue the successful provision, maintenance, and operation of infrastructure and public utilities to maintain the quality of life and serve the Belmont Village Planning Area.

Policy 5.3-1 Facilitate the upgrading of utilities and associated infrastructure, including telecommunications utilities such as fiber optic networks, while limiting disruptions to existing services, to continue serving residents, businesses, and visitors.

Policy 5.3-2 Continue to work with PG&E and other public agencies to underground existing overhead utility lines in the Village.



The Specific Plan aims to maintain existing infrastructure and public utilities and supports the improvement of advanced telecommunication infrastructure.

GOAL 5.4 Improve the energy efficiency of new and existing development in Belmont Village.

- Policy 5.4-1** Apply CALGreen standards to both residential and non-residential buildings which the City adopts triennially, and mandate CALGreen Tier 1 energy performance (if adopted by the City).
- Policy 5.4-2** Create and implement incentives to improve energy efficiency in new development and retrofits, such as for the installation of energy efficient solar panels and hot water systems.
- Policy 5.4-3** Support citywide retrofits and audits for both residential and non-residential buildings through efforts such as rebate programs and supporting PG&E initiatives (e.g., demand response programs).
- Policy 5.4-4** Continue participation in a Community Choice Aggregation (CCA) program.
- Policy 5.4-5** Replace street, signal lights, parks and parking lot lighting fixtures in the Village with efficient lighting technology such as LEDs and induction.
- Policy 5.4-6** Require City facilities in the Village to install renewable energy projects as recommended by a citywide feasibility study of renewable energy projects at City facilities.
- Policy 5.4-7** Require participation of new residential and non-residential development in the San Mateo County Energy Watch.
- Policy 5.4-8** Support sustainable business practices through measures such as green branding programs.

5.4 PUBLIC SAFETY

POLICE DEPARTMENT

The Belmont Police Department provides full police services for the Belmont community, including the Village. The Police Department is located in City Hall in the southwestern quadrant of the Village, as shown in Figure 5-7. Table 5-1 shows the staffing of the Police Department by division, which is bolstered by additional support from Reserve Police Officers, Police Explorers, and Citizen Volunteers. Specialized units in the department include K9, SWAT, Crisis Negotiation, and Crime Scene Investigation, and they are made up of personnel from various parts of the department.

In 2016, the Belmont Police Department had an average response time to Priority 1 calls of four minutes and a service ratio of 1.2 sworn officers per 1,000 residents.

Table 5-1: Belmont Police Department Staffing By Division

Divisions	Number of Employees
Administration	5
Operations Division	
Patrol	19
Traffic	2
Community Service	3
Code Enforcement	1
Support Services Division	
Records	3
Communications	5
Investigations	3
Youth Services/School Resources	2
Total	43

Source: City of Belmont, 2016

FIRE DEPARTMENT

Fire and emergency medical services are provided by the Belmont Fire Protection District. As part of a countywide fire service deployment plan, the City shares fire resources with other jurisdictions throughout San Mateo County. The jurisdictions altogether utilize 58 engine companies and seven truck companies. The Fire District operates two fire stations, including Fire Station 14, which is located in the northeast quadrant of the Village, on Granada Street between Masonic Way and Ralston Avenue, as shown in Figure 5-7. Fire Station 14 is staffed with three firefighters per 24-hour shift; it also has one front line and one reserve fire engine, as well as one utility vehicle and one hazardous materials response unit.

In addition to serving the City of Belmont, the Belmont Fire Protection District is “first due” to the unincorporated Harbor Industrial Area (HIA), which neighbors Belmont Village, because of its proximity to the District’s facilities. The average response time for the District was four minutes and 32 seconds in 2015.

The Belmont Fire Protection District is one of the designated Paramedic First Response Service Providers of the San Mateo County Pre-Hospital Emergency Medical Services Group. As such, both engines in the District are required to maintain a 24/7 advanced life support capability, which includes a countywide response time standard of six minutes and 59 seconds for medical emergencies. Lastly, the Fire District provides countywide hazardous materials response services under contract with the County of San Mateo.

FIGURE 5-7: PUBLIC SAFETY SERVICES



Source: City of Belmont, 2014; San Mateo County Assessor's Parcel Database, 2014

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GOALS AND POLICIES

GOAL 5.5 Maintain Belmont as a safe and livable community.

Policy 5.5-1 Ensure that the Belmont Police Department has adequate police staff and equipment to serve future growth and new development in the Village.

Policy 5.5-2 Ensure that the Belmont Fire Protection District has adequate staff and equipment to serve future growth and new development in the Village. Work with the Belmont Fire Protection District to ensure that fire services have the capacity to serve four- and five-story buildings prior to construction of buildings of that height.

GOAL 5.6 Ensure that new development adequately addresses public safety considerations in building design and site planning.

Policy 5.6-1 Coordinate with the Police Department on project site design to increase public safety.

Policy 5.6-2 Work with the Belmont Fire Protection District to ensure that all new development in the Planning Area has adequate emergency access.

Policy 5.6-3 Work with the Belmont Fire Protection District to ensure that fire flow capacity is adequate for new development and that necessary improvements, such as fire access roadways and fire hydrants, are installed and in service prior to building construction.



Nesbit Elementary school (pictured above) and Central Elementary School are located within a ten-minute walk of the Planning Area.

5.5 SCHOOLS

PUBLIC SCHOOLS

Belmont’s excellent public schools are a source of pride in the community and are shown on Figure 5-8. The Belmont-Redwood Shores School District (BRSSD) provides public education for Belmont and Redwood Shores residents from kindergarten through eighth grade. No BRSSD schools are located within the Planning Area; however, two elementary schools – Central Elementary School and Nesbit Elementary School – are located within a ten-minute walking distance of the Village. Students living within the Planning Area may attend these or other nearby schools within the school district. Public education for ninth to twelfth grades is provided by Sequoia High School District (SHSD) to residents in southern San Mateo County. Belmont residents are served by SHSD’s Carlmont High School, located outside of the Planning Area in western Belmont.

Overcrowding at Belmont elementary and middle schools has become an issue in recent years. BRSSD experienced unprecedented kindergarten enrollment growth between 2006 and 2009, and while enrollments have stabilized since 2009, the large cohorts have progressively produced enrollment growth in higher grades. BRSSD does not currently own any unused land or facilities, so it has undertaken several initiatives at its schools to increase enrollment capacity and ensure quality facilities. These projects have increased capacity and eased some overcrowding concerns, but if rapid growth continues, BRSSD may need to add a new campus or convert some field space into buildable land. The City will continue to work with the school districts to maintain this important asset for the Belmont community and to ensure high quality public education opportunities for local residents, including future residents in the Village.

Projected Enrollment

Buildout of the Specific Plan is expected to result in an addition of about 560 housing units and an associated population of about 1,100. Based on student generation rates used by BRSSD and SHSD, the new population would result in approximately 180 new students in grades K-8 and 199 new students in grades 9-12, as shown in Table 5-2.

Table 5-2: Projected New Students in the Village at Plan Buildout, by Grade Level

Grade Level	Student Generation Rate	Projected New Students
K-8 Students ¹	0.2	180
9-12 Students ²	1.1	199

Notes:

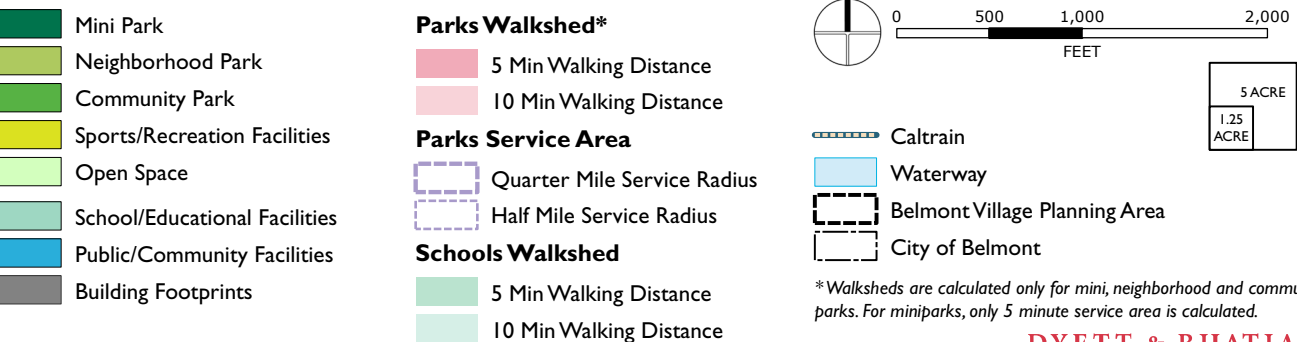
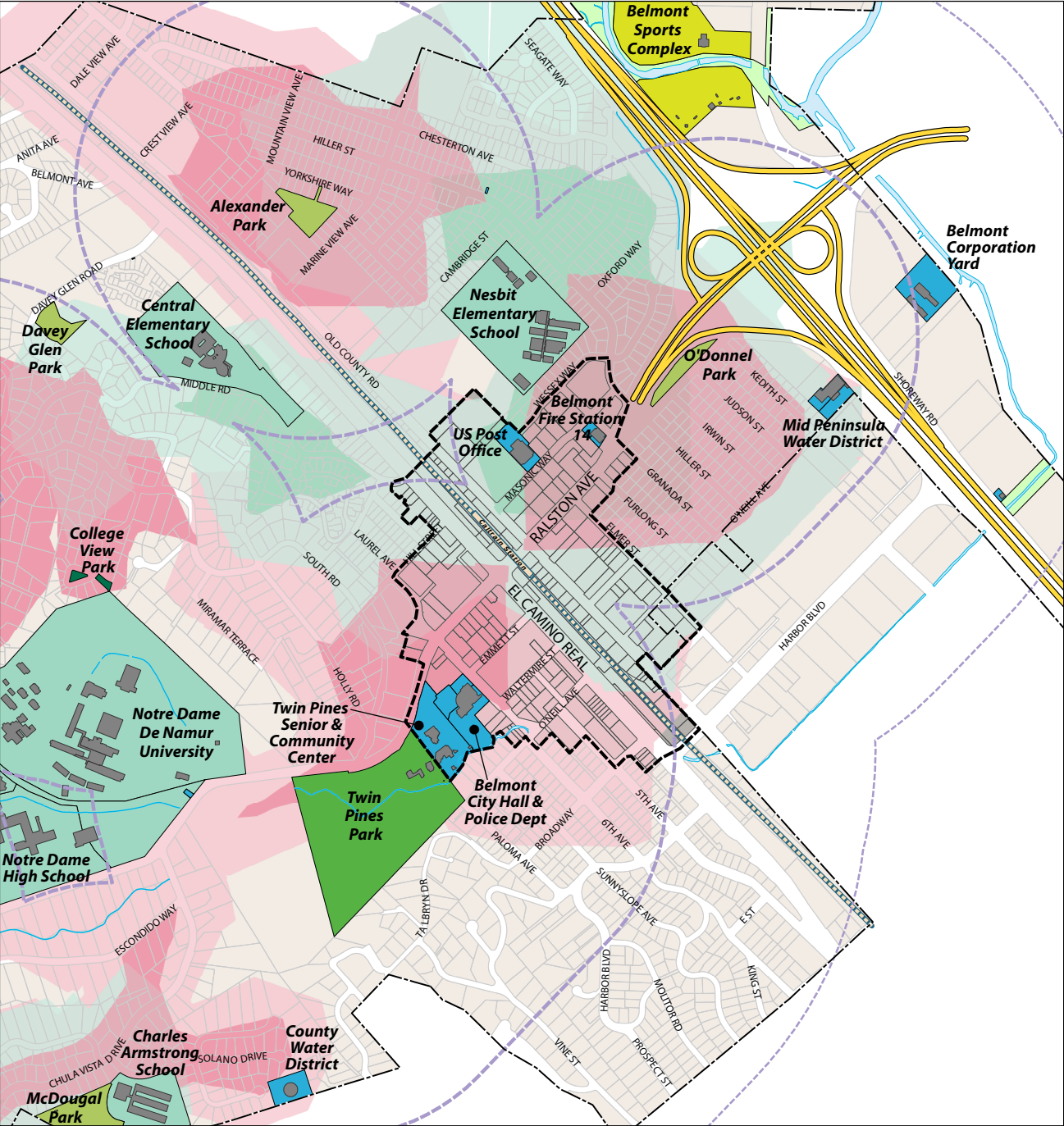
1. Student generation rate for grades K-8 is the projected number of students per housing unit in the Belmont-Redwood Shores School District Medium Forecast from April 2016. The projected new students total is calculated using the student generation rate multiplied by the 900 new housing units anticipated under the Specific Plan.
2. Student generation rate for grades 9-12 is projected by Sequoia Union High School District based on the cumulative net advancement rate of students from grades 1-8 from the BRSSD region for years 2012-2015. The projected new students total is calculated using the student generation rate multiplied by the projected number of new students for grades K-8.

Source: Belmont-Redwood Shores School District Enrollment Forecasts for the Board of Education, April 2016; Sequoia Union High School District Enrollment Projects from 2015 to 2020, Table 5, January 2016.

NOTRE DAME DE NAMUR UNIVERSITY

Located just west of the Planning Area on Ralston Avenue, Notre Dame de Namur University (NDNU) is a fully accredited, private, Catholic, and co-education university that offers undergraduate, graduate, doctoral, and credential programs. It is an important community and economic resource for Belmont. NDNU has about 2,030 full- and part-time enrolled students (60 percent undergraduate students, 40 percent graduate students) and about 600 full- and part-time employees. An all-girls high school and co-educational elementary school are located west of its campus. Due to its proximity to the Village, many NDNU students and employees visit the Village for shopping and dining and use Twin Pines Park for recreation. The Mobility Chapter includes policies to support enhanced mobility and connectivity between the Village and NDNU.

FIGURE 5-8: SCHOOLS, PARKS & COMMUNITY FACILITIES



Source: City of Belmont, 2014; San Mateo County Assessor's Parcel Database, 2014

GOALS AND POLICIES

GOAL 5.7 Promote adequate and accessible public school facilities for the Planning Area.

Policy 5.7-1 Work closely with Belmont-Redwood Shores School District and Sequoia High School District to ensure appropriate accommodation of the future student population in Belmont.

Policy 5.7-2 Work with project proponents of residential and mixed-use developments to create or improve safe routes to nearby schools, consistent with the General Plan's Safe Routes to School policies (General Plan Policies 3.5-14 and 3.5-15).

GOAL 5.8 Foster positive relationships between the Belmont Village and Notre Dame de Namur University communities.

Policy 5.8-1 Continue to collaborate with NDNU on circulation improvements – including for pedestrians, bicyclists, and transit riders – between the University campus and the Village. Prioritize investments that improve safety and convenience for those traveling between the two destinations without a car, such as street lighting and sidewalk improvements. *See Policy 3.2-19 in the Mobility chapter.*

Policy 5.8-2 Continue to make improvements to the Village environment and amenities to better serve the students, faculty, and staff of NDNU.

Policy 5.8-3 Involve the NDNU community in Village events and programming, and encourage residents, business owners, and employees in the Village to attend and become involved in NDNU events and programming.

Policy 5.8-4 Continue to involve the NDNU community in future planning and design efforts in the Village Planning Area.

Policy 5.8-5 Support the provision of affordable housing in the Village to meet local housing needs for students, faculty, and staff of NDNU.

5.6 PARKS, RECREATION, AND COMMUNITY FACILITIES

PARKS AND RECREATION

Adequate parks and recreation facilities and amenities are essential components of a vibrant, livable community. Parks and recreation facilities provide places for gathering, play, relaxation, physical activity, recreation, and community events. These resources play a critical role in fostering health and well-being for residents and employees in the Belmont Village and are highly valued by the Belmont community. Depending on the type of resource, they may also provide environmental services for the benefit of the community, such as stormwater absorption and wildlife habitat. The City of Belmont uses the General Plan and the Parks, Recreation, and Open Space Master Plan to provide an inventory of resources and plan for improvements to parks, recreation, and open space resources in Belmont.

This section primarily focuses on public parks and recreation facilities – that is, facilities that are owned and operated by the City and open to the public. While streets are also publicly owned public spaces, this section focuses on off-street public facilities; streets and streetscape standards are discussed in detail in the Mobility chapter and the Urban Design chapter. Other types of open spaces that are provided in private developments and required by the Specific Plan include private open space, common open space, and privately owned public open space, which are discussed in detail in the Urban Design chapter.



Twin Pines Park is the largest park and recreational facility serving Belmont residents.

Existing Parks and Recreation Facilities and Programming

Figure 5-8 shows the existing parks and recreation facilities in the Planning Area and the surrounding area, including public parks and school fields. The map shows the “as the crow flies” quarter-mile service areas for each park. It also shows the areas within a 5- and 10-minute walking distance, or walksheds, of the parks and school fields. Ideally, every residence should be within a quarter mile (5-minute walk) of a park.

While Belmont has many parks and open space resources, many of them are located outside of Belmont Village. The Planning Area includes the eastern portion of Twin Pines Park, which is located to the west of City Hall in the southwest quadrant. The 19-acre park extends to the west of the Planning Area. Belmont Creek runs through the park, forming the southern boundary of the Planning Area. A beloved community resource and integral part of Belmont’s Civic Center, Twin Pines Park features a range of amenities, including picnic areas, lawns, playgrounds, and restrooms. A priority of the Specific Plan is to physically and visually connect the Village Core with the creek and park through wayfinding, consistent landscaping, and circulation improvements at the Twin Pines Lane entrance. Twin Pines Park will continue to be an important amenity for existing and future residents and employees over the planning horizon of the Specific Plan.

Several of the city’s parks and recreation facilities are accessible by foot, bike, or a short drive from the Planning Area, as shown on Figure 5-8. O’Donnell Park and Alexander Park are a short distance from the Village in eastern Belmont, providing additional park facilities for Planning Area residents and employees. College View Park and Davey Glen Park was completed in 2017, are in the neighborhoods to the northwest of the Village. The Belmont Sports Complex is an important resource about a half-mile east of the Planning Area boundary, but it is located across Highway 101 and accessible on foot via the Children’s Bridge. The City also has a joint-use agreement for use of school recreation facilities outside of school hours with Nesbit and Central Elementary Schools, which are located within a short distance of the Planning Area.



Twin Pines Park offers outdoor amenities for residents and access to Belmont Creek.

The City of Belmont offers diverse recreational programming throughout the year for residents of all ages. Recreational opportunities include summer camps for kids, activities for teens, fitness and evening classes for adults, and communitywide events like Movies in the Park. Many of the recreational programs take place in the facilities in Twin Pines Park or across Highway 101 at the Belmont Sports Complex, making them accessible to Planning Area residents.

Table 5-3: Parks and Recreation Facilities in or near the Planning Area

Park or Recreation Facility	Acreage³
Community Parks Within Planning Area	19.9
Twin Pines Park ¹	19.9
Neighborhood or Mini Parks within a Half-Mile of Planning Area	3.5
Alexander Park	1.4
College View Park	0.1
O'Donnell Park	0.9
Davey Glen Park	1.1
School Parks Within a Half-Mile of Planning Area²	9.9
Central Elementary School	3.4
Nesbit Elementary School	6.5
Total	33.3

Notes:

1. Acreage shown is for the entire park, which extends beyond the boundary of the Planning Area. Twin Pines Park includes other community facilities as well: the Manor House and Twin Pines Senior & Community Center are located within the Planning Area, and the Cottage and the Lodge are located outside of the Planning Area in the park.
2. School parks are available for public use during non-school hours under a joint-use agreement with Belmont-Redwood Shores School District.
3. Acreage is rounded to the nearest tenth of an acre.

Source: City of Belmont, 2017.

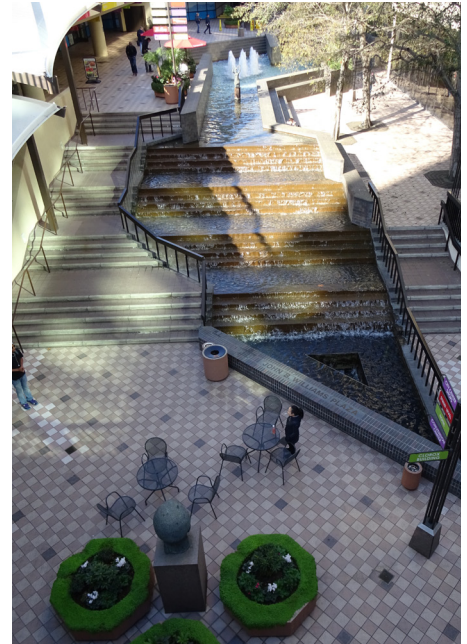
Future Parks and Recreation Facilities and Programming

Over the planning horizon of this Specific Plan, about 1,100 new residents are anticipated in addition to the Planning Area's existing 670 residents, to bring the total population to about 1,780. The City of Belmont has a standard of 5.0 acres of parkland per 1,000 residents, with 3.0 acres of community parks per 1,000 residents and 2.0 acres of neighborhood parks per 1,000 residents. Based on the standard of 5.0 acres of parkland per 1,000 residents, an additional 5.6 acres of public parkland are needed to meet the parks and recreation needs of the new population in the Planning Area. Forty percent, or about 2.2 acres, of the additional public parkland should consist of smaller neighborhood parks, located throughout the Village as feasible, to meet the everyday park needs of residents in the Planning Area. The remainder of the parks acreage that is needed for the new population (60 percent or 3.4 acres) can be met by the existing community park in the Planning Area, Twin Pines Park.

A key component of providing new public open space amenities in Belmont Village is the establishment of a central public plaza in the Village Core. This new facility should be located along 5th Avenue between Emmett and Waltermire streets and could be placed either adjacent to the roadway or in the roadway median, with one travel lane on each side and traffic-calming features and pedestrian signage and facilities to allow safe and convenient access. This Village Plaza would serve as the centerpiece of the Village Core, providing seating, landscaping, public art, and a flexible and unique community gathering space in the heart of the Village's activity center.

Establishment of a new community gathering space is also critical in the Station Core district. Opportunities with the greatest potential for incorporating this type of space include redevelopment of properties along Old County Road and establishment of pocket parks or "parklets" along Masonic Way if and when smaller parcels are redeveloped.

While the City of Belmont does have enough parkland and open space citywide to meet the needs of its current and future population, including growth within the Belmont Village Planning Area (refer to the Parks, Recreation, and Open Space Element of the General Plan for additional information), providing parkland that is easily accessible on foot to residential neighborhoods is a high priority for the city. In addition, the Belmont community has expressed interest in seeing additional plazas and open spaces incorporated as part of development projects, and ensuring that parks cater to the needs of diverse population



Most new public open spaces in the Planning Area will be plazas and mini-parks, incorporated into the urban environment.



Plazas, parks, and open spaces help establish a unique identity and destination for downtown districts.

groups, including children. Parks, plazas, and open space areas in urban environments also contribute to placemaking and establishing a unique identity and destination for downtown districts. In addition to creating new public open spaces, maintaining and enhancing direct, pleasant, and safe access to existing parks that are in or near the Planning Area is an important aspect of the Specific Plan.

This Plan also seeks to supplement public parks and open spaces with privately owned public open spaces and common open spaces – such as plazas, courtyards, roof decks, and terraces – in non-residential and residential development projects. Chapter 4 of this Plan includes standards for public and private open spaces in new development, based on land use designation. For parcels larger than 12,000 square feet, a minimum of 300 square feet of public open space area is required for development in the Village Core and Station Core designations, and 200 square feet of public open space area is required for development in the Village Corridor Mixed Use designation. In addition to the standards in the Specific Plan, under the Quimby Act, the City requires dedication of parkland or in-lieu fees for parkland contributions for new developments. The City also has a Park Impact Fee for residential and non-residential development to ensure that all new growth in Belmont contributes to park and recreation resources commensurate with their impact. New developments must comply with these parkland requirements to ensure that the parks and recreational needs of the Planning Area community are met.

COMMUNITY FACILITIES

In addition to parks and recreation facilities, there are a number of community facilities located in the Planning Area that provide services and amenities for the Belmont community. They are primarily centered around the Belmont Civic Center in the southwest quadrant. Located at One Twin Pines Lane, City Hall houses City administrative offices, City Council chambers, and the Police Department. Twin Pines Senior and Community Center is located in Twin Pines Park and provides daytime programming and activities for adults throughout the week. Its facilities, including a large conference room and kitchen, can be rented for public and private events. Also located within the Planning Area in Twin Pines Park, the Manor House is a historic home that was built in 1908 and can be rented for public and private events.

Located to the west of the Planning Area, Notre Dame de Namur University is a significant community resource and provides a number of arts, cultural, and educational events throughout the school year that are open to the Belmont community. With its proximity to the Village, many of these events are accessible to residents and employees in the Planning Area.



The Twin Pines Senior and Community Center and Parks and Recreation facility are both located in Twin Pines Park.

GOALS AND POLICIES

GOAL 5.9 Provide a diverse range of parks, recreation, and community facilities and programming inside and within a ten-minute walk of the Planning Area.

Policy 5.9-1 Strive to achieve provision of a minimum of 2.2 acres of neighborhood parkland across the Planning Area, recognizing that park space in urban, downtown environments may take the form of plazas, pocket parks, and flexible spaces.

Policy 5.9-2 Establish parks, recreation, and community facilities in the Village as activity centers and community gathering spaces through park activation techniques, such as programming, activities, and public art. Ensure, through careful design and programming, that parks and other outdoor community gathering spaces in the Planning Area contribute to the unique “placemaking” of the Village, especially within the Village Core and Station Core districts.

Policy 5.9-3 Establish a public plaza in the center of the Village Core, located adjacent to or in the median of 5th Avenue between Emmett and Waltermire streets. The plaza should emphasize high quality design in landscaping and materials, incorporating public art and unique placemaking elements, forming a central community gathering space at the heart of the Village Core district.

Policy 5.9-4 Require redevelopment of 815 Old County Road to include publicly accessible community gathering space in connection with the project.

Policy 5.9-5 Ensure that parks and public spaces in and near the Planning Area offer a diverse range of amenities and are safe and accessible for the entire Belmont community.

Policy 5.9-6 Improve the physical and visual connections between the Village Core and Twin Pines Park to better integrate the park into the rest of the Village. *See also Circulation Improvement policies in the Mobility chapter and Streetscape Standards in the Urban Design chapter.*

- Policy 5.9-7** Enhance connections to parks and community facilities that are located within a half-mile of the Planning Area boundary using wayfinding techniques, such as signs and maps.
- Policy 5.9-8** Support the use of parks, recreation, and community facilities for a diversity of programming and activities to activate these spaces and to provide varied recreational opportunities for the entire Belmont community.
- Policy 5.9-9** Ensure that all development projects comply with the City's parkland requirements for development, including those established under the Quimby Act and the City's Park Impact Fee. Require all development projects to comply with standards for their land use designation regarding privately owned public open spaces and common open space, in accordance with standards established by the Belmont Village Specific Plan. *See also the Urban Design chapter.*

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